



Price Range £900,000 - £925,000

Fryern Road, Storrington



MARTIN
LUNDY-LESTER



Fryern Road, Storrington RH20 4BJ

Standing in mature grounds of just over half an acre, this handsome property offers more than 2600 sq ft of living space, plus a double garage with room above and an enclosed in-ground swimming pool.

The current owner has been here for 37 years and it's been a very loved family home. There is scope to remodel the layout which consists of four reception rooms, a large kitchen / breakfast room, a useful utility room and two downstairs loos. Upstairs are four double bedrooms, all with built in cupboards, plus three bathrooms and a dressing room. The galleried is a particularly lovely feature, overlooking the high ceiling breakfast room below.

Accessed from Fryern Road, the property has driveway parking for a number of vehicles, plus mature gardens to the front and rear. The heated pool is a great focal point for parties and there's plenty of space for children to play or for adults to relax with family and friends.



Storrington's bustling village centre is about a mile away, offering a range of independent and specialist shops, pubs, restaurants and takeaways, a Waitrose supermarket and all local amenities. The nearby villages of Amberley and Pulborough have mainline stations with direct routes into London. Wonderful walks will be found close by, including into the beautiful South Downs National Park on the edge of the village.



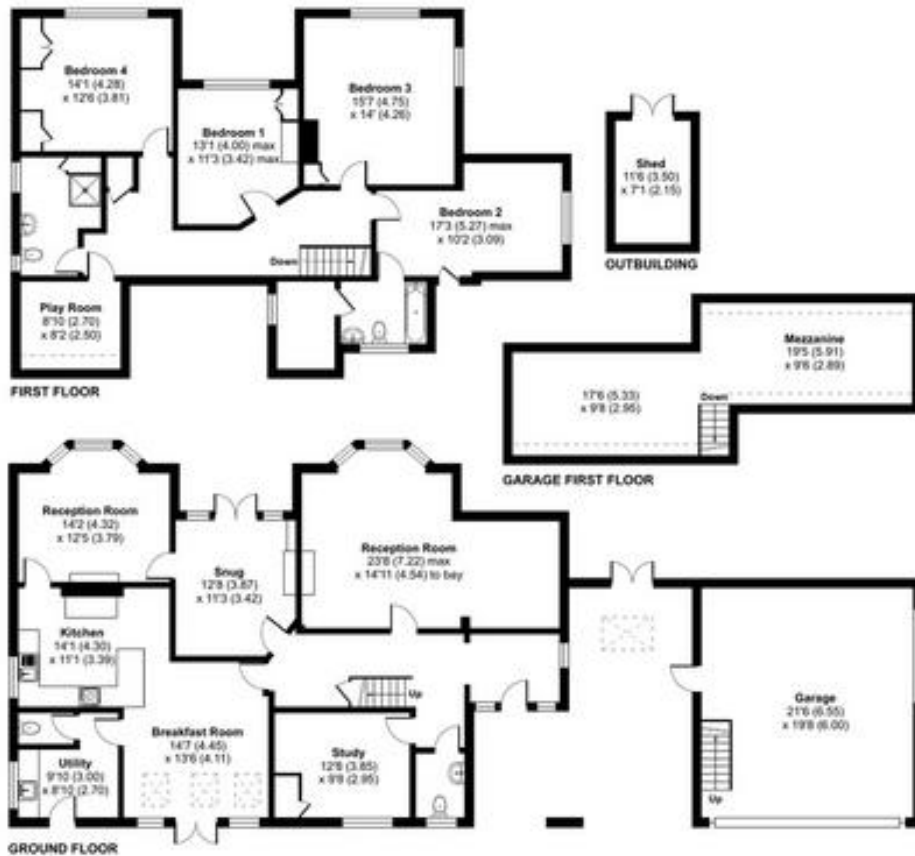
Fryern Road, Storrington, RH20

Approximate Area = 2621 sq ft / 243.5 sq m
 Limited Use Area(s) = 66 sq ft / 6.1 sq m
 Garage = 738 sq ft / 68.6 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 3506 sq ft / 325.7 sq m

For identification only - Not to scale



Denotes restricted
head height



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

kw MARTIN LUNDY-LESTER

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.